

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
E/S Mayflower Road, 500 ft. +/- N of		
the centerline of Lennings Lane	*	ZONING COMMISSIONER
14th Election District		
6th Councilmanic District	*	OF BALTIMORE COUNTY
8913 Mayflower Road		
Joseph Mazziott, et ux		
Petitioners	*	CASE NO. 99-110-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Joseph Mazziott and Debbie Mazziott, his wife, property owners, for that property known as 8913 Mayflower Road in the Lennings Knoll subdivision of Baltimore County. The Petitioners herein seek a variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard setback of 25 ft. in lieu of the required 30 ft., for an addition. The subject property and requested relief are more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 9<sup>th</sup> day of October, 1998 that the Petition for a Zoning Variance from Section 1B01.2.C.1 of the Baltimore County Zoning Regulations (BCZR) to allow a rear yard setback of 25 ft. in lieu of the required 30 ft. for an addition,

10/9/98  
 J. Mazziott  
 Debbie Mazziott

be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.



LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

LES:mmn

CITY OF BALTIMORE RECEIVED FOR FILING  
DATE 10/19/98  
BY [Signature]



Baltimore County  
Zoning Commissioner  
Office of Planning

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386

October 8, 1998

Mr. and Mrs. Joseph Mazziott  
8913 Mayflower Road  
Baltimore, Maryland 21237

RE: Petition for Administrative Variance  
Location: 8913 Mayflower Road  
Case No. 99-110-A

Dear Mr. and Mrs. Mazziott:

Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted with restriction, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

Lawrence E. Schmidt  
Zoning Commissioner

LES:mmn  
Encl.





# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 8913 MAYFLOWER ROAD

which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1 B01.2.C.1.1 To Allow A

**\* SEE REVERSE SIDE**

*REAR SET BACK of 25' IN LIES of the  
REQUIRED 30'*

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee

(Type or Print Name)

Signature

Address

City

State

Zipcode

~~XXXXXX~~ Petitioner

**PATIO ENCLOSURES, INC. R. L. TICE**

(Type or Print Name)

**AGENT**

Signature

**224 8th AVE., N.W.**

Address

**760-1919**

Phone No

**GLEN BURNIE, MD. 21061**

City

State

Zipcode

**JOSEPH MAZZIOTT**

(Type or Print Name)

**X**

Signature

**DEBBIE MAZZIOTT**

(Type or Print Name)

**X**

Signature

**8913 MAYFLOWER ROAD**

Address

**238-0622**

Phone No

**BALTIMORE, MD. 21237**

City

State

Zipcode

Name, Address and phone number of representative to be contacted

**PATIO ENCLOSURES, INC.**

Name

**224 8th AVE., N.W.**

Address

**760-1919**

Phone No

**GLEN BURNIE, MD. 21061**

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

REVIEWED BY:

DATE:

ESTIMATED POSTING DATE:



Printed with Soybean Ink  
on Recycled Paper

ITEM #:

**110**

**99-110-A**

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8913 MAYFLOWER ROAD  
address

BALTIMORE, MD 21237  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES, FLIES, ETC
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X *Joseph Mazzotti*  
(signature)  
JOSEPH MAZZIOTT  
(type or print name)



X *Debbie Mazzotti*  
(signature)  
DEBBIE MAZZIOTT  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of August, 19 98, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOSEPH MAZZIOTT AND DEBBIE MAZZIOTT

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Aug. 19, 1998  
date

*[Signature]*  
NOTARY PUBLIC

My Commission Expires:

ROSE MARIE O'NEILL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires February 8, 2000

A-011-601

# Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 8913 MAYFLOWER ROAD  
address

BALTIMORE, MD 21237  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (indicate hardship or practical difficulty)

1. THIS AREA LENDS ITSELF TO THE UTILIZATION OF EXISTING FACILITIES AND LAND WITHOUT INTERRUPTION OR MAJOR ALTERATIONS TO THE PRESENT FLOOR PLAN PATTERNS.
2. INSULATE AND REDUCE HEATING BILLS.
3. REDUCE OUTSIDE NOISE.
4. A PLACE TO SIT OUT AND NOT BE CONCERNED WITH THE WEATHER, BUGS: MOSQUITOES, FLIES, ETC
5. IMPROVE APPEARANCE OF HOUSE.
6. THE RESTRICTIVE AREA OF THE LOT DOES NOT LEND ITSELF TO ANY ADDITION OF PRACTICAL SIZE WITHOUT REQUIRING A VARIANCE.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

X Joseph Mazzio  
(signature)

JOSEPH MAZZIOTT  
(type or print name)



X Debbie Mazzio  
(signature)

DEBBIE MAZZIOTT  
(type or print name)

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 19th day of August, 1998, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

JOSEPH MAZZIOTT AND DEBBIE MAZZIOTT

the Affiants(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal.

Aug 19, 1998  
date

[Signature]  
NOTARY PUBLIC  
My Commission Expires:

ROSE MARIE O'NEILL  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires February 8, 2000

A-211-109



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 8913 MAYFLOWER ROAD

which is presently zoned DR 3.5

This Petition shall be filed with the Dept. of Permits & Development Management  
The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1801.2.C.1.b TO Allow A

**SEE REVERSE SIDE**

REAR setback of 25' in lieu of the required 30'

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Property is to be posted and advertised as prescribed by Zoning Regulations.  
I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee

Legal Owner(s)

(Type or Print Name)

JOSEPH MAZZIOTT  
(Type or Print Name)

Signature

X  
Signature

Address

DEBBIE MAZZIOTT  
(Type or Print Name)

City

State

Zipcode

X  
Signature

~~XXXXXX~~ Petitioner

PATIO ENCLOSURES, INC. R. L. TICE  
(Type or Print Name) AGENT

Signature

8913 MAYFLOWER ROAD  
Address

238-0622  
Phone No

BALTIMORE, MD. 21237  
City

State Zipcode  
Name, Address and phone number of representative to be contacted

224 8th AVE., N.W. 760-1919  
Address Phone No

GLEN BURNIE, MD. 21061  
City State Zipcode

PATIO ENCLOSURES, INC.  
Name

224 8th AVE., N.W. 760-1919  
Address Phone No

GLEN BURNIE, MD. 21061

A Public Hearing having been requested and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_ day of \_\_\_\_\_ 19\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the Zoning Regulations of Baltimore County, in two newspapers of general circulation throughout Baltimore County and that the property be reposted

Zoning Commissioner of Baltimore County

REVIEWED BY: CAM

DATE: 11 Sept 98

ESTIMATED POSTING DATE: 20 Sept 98

Printed with Soybean Ink  
on Recycled Paper

ITEM #: 110

99-110-A

## ZONING DESCRIPTION

### Zoning Description for 8913 Mayflower Road

Beginning at a point on the East side of Mayflower Road which is 20' wide at the distance of 500+- North of the centerline of the nearest improved intersecting street, Lennings Lane which is 20' wide.

\*Being Lot #9, Block N/A, Section N/A in the subdivision of Lennings Knoll as recorded in Baltimore County Plat Book # 67, Folio # 22 containing 5717 square feet. Also known as 8913 Mayflower Road and located in the 14 Election District, 6th Councilmanic District.

99-110-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

No. 054718

DATE 11 Sept 98 ACCOUNT R-001-6150  
CASH 110 AMOUNT \$ 50.00

RECEIVED FROM: MAZZIOTT  
FOR: 8913 Mayflower Rd

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT  
PROCESS ACTUAL TIME  
9/11/1998 9/11/1998 10:47:55  
PES 0505 CASHIER LONI LYS DRIVER  
5 MISCELLANEOUS CASH RECEIPT  
Receipt # 075167  
CR NO. 054718  
50.00 CHECK  
Baltimore County, Maryland

99-110-A

CASHIER'S VALIDATION

# CERTIFICATE OF POSTING

RE: Case No.: 99-110-A

Petitioner/Developer: \_\_\_\_\_

JOEY DEBBIE MAZZIOTT

Date of Hearing/Closing: 10/5/98

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at \_\_\_\_\_

8913 MAYFLOWER RD

The sign(s) were posted on 9 / 20 / 98  
(Month, Day, Year)

Sincerely,

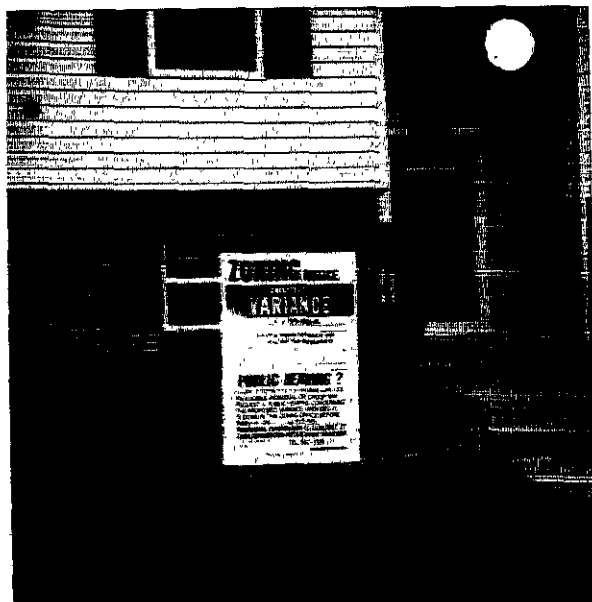
Richard E. Hoffman 9/20/98  
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN  
(Printed Name)

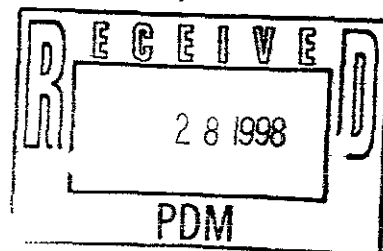
904 DELLWOOD DR.  
(Address)

FALLSTON, MD. 21047  
(City, State, Zip Code)

(410) 879-3122  
(Telephone Number)



CASE # 99-110-A  
8913 MAYFLOWER ROAD  
POSTED 9/20/98  
Richard E. Hoffman 9/20/98  
RICHARD E. HOFFMAN



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**Case Number 99- 110 -AAddress 8913 Mayflower RdContact Person: Kate

Phone Number: 410-887-3391

Planner, Please Print Your Name

Filing Date: 11 Sept 98Posting Date: 20 Sept 98Closing Date: 5 Oct 98

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

- POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
- DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
- ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
- POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only****USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**Case Number 99- 110 -AAddress 8913 Mayflower RdPetitioner's Name MAZZIOTTTelephone 238-0622Posting Date: 20 Sept 98Closing Date: 5 Oct 98Wording for Sign: To Permit A Rear setback of 25' in lieu of the required 30'



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be accessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 110 Petitioner: JOSEPH MAZZIOTT

Location: 8913 MAYFLOWER ROAD

PLEASE FORWARD ADVERTISING BILL TO:

NAME: PATIO ENCLOSURES, INC.

ADDRESS: 224 8th AVENUE, N.W.

GLEN BURNIE, MD 21061

PHONE NUMBER: 410-760-1919



99-110-A

110



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

October 6, 1998

Mr. R. L. Tice  
Patio Enclosures, Inc.  
224 8th Avenue, N.W.  
Glen Burnie, MD 21061

RE: Item No.: 110  
Case No.: 99-110-A  
Location: 8913 Mayflower Road

Dear Mr. Tice:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on September 11, 1998.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, appearing to read "W. Carl Richards, Jr.", written over a horizontal line.

W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: September 30, 1998

FROM: *Pub* Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for September 28, 1998  
Item Nos. 101, 103, 105, 106, 108  
109, 110, 111, 112

The Development Plans Review Division has reviewed the subject zoning item, and we have no comments.

RWB:HJO:jrb

cc: File

ZONE0928.NOC

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: POM

FROM: R. Bruce Seeley. *RBS/98*  
Permits and Development Review  
DEPRM

SUBJECT: Zoning Advisory Committee  
Meeting Date: 9/21/98

DATE: 9/23/98

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s:

101	(110)
102	111
103	112
107	
109	

RBS:sp

BRUCE2/DEPRM/TXTSBP



**Maryland Department of Transportation**  
**State Highway Administration**

Parns N. Glendening  
Governor

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Date: 9-22-98

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

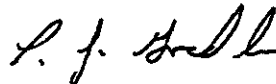
RE: Baltimore County  
Item No. 110 CAM

Dear Ms. Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
In Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



**BALTIMORE COUNTY, MARYLAND**

**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** September 22, 1998

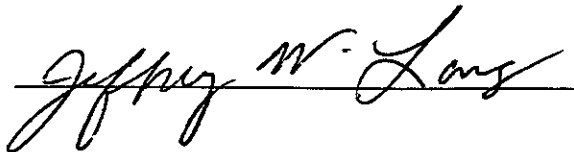
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Planning Office has no comment on the following petition (s):  
Item No (s): 101, 108, 109, and 110

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, reading "Jeffrey W. Long", is written over a horizontal line.

AFK/JL



Baltimore County  
Fire Department

Office of the Fire Marshal  
700 East Joppa Road  
Towson, Maryland 21286-5500  
(410)887-4880

September 24, 1998

TO: Ronald Jablon, Director  
Permits and Development Management  
MAIL STOP-1105

FROM: ROBERT P. SAUERWALD  
FIRE MARSHAL OFFICE  
MAIL STOP - 1102F, PHONE 887-4881

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF SEPT. 21, 1998.

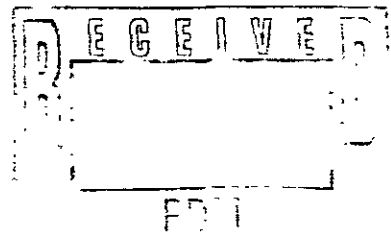
Item No.: SEE BELOW

Zoning Agenda:

Comments:

In response to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and may be corrected or incorporated into the final plans for the property.

The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 101, 103, 104, 105, 106, 108, 109, 110 AND 112.



THIS DEED

Made this 2 day of JANUARY, 1997, by and between Lennings Lane Partnership, A Maryland General Partnership, party of the first part, and Joseph M. Mazziotti and Deborah A. Mazziotti, parties of the second part.

That for and in consideration of the sum of One Hundred Fifty-Five Thousand One Hundred Eighty-Six and 00/100 (\$155,186.00) Dollars, and other good and valuable considerations the receipt of which is hereby acknowledged, the said party of the first part does grant and convey to the said parties of the second part, as tenants by the entirety, his/her personal representatives and assigns, in fee simple, all that piece or parcel of ground together with improvements thereon, situate, lying and being in Baltimore County, State of Maryland, and more particularly described as follows, that is to say:

BEING KNOWN AND DESIGNATED as Lot No. 9 as shown on the Plat entitled, "1st Amended Subdivision Plat Of Lennings Knoll", which Plat is recorded among the Land Records of Baltimore County in Plat Book S.M. No. 67, Folio 22. The improvements thereon being known as No. 8913 Mayflower Road.

BEING part of the property which by Deed dated August 27, 1993 and recorded among the Land Records of Baltimore County in Liber 10056, folio 321, was granted and conveyed by Matilda M. Toboll, Remainderman, unto the within Grantor.

I/We, the undersigned Grantee(s), do(es) hereby certify, under penalties of perjury, that the herein-described property is improved for residential purposes and that I/We, the undersigned Grantee(s) is/are the owner(s) and occupants(s) of the subject property, and as such is/are entitled to the State Transfer Tax Exemption, and the undersigned Grantee(s), do(es) certify that I/We am/are first-time homebuyer(s).

\*AS OUR PRINCIPAL RESIDENCE  
JMK  
DCA/M

Joseph M. Mazziotti  
Joseph M. Mazziotti  
Deborah A. Mazziotti  
Deborah A. Mazziotti

SUBJECT to covenants, easements and restrictions of record.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging, or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot(s) of ground and premises to the said parties of the second part, as tenants by the entirety, his/her personal representatives and assigns, in fee simple.

And the said party of the first part hereby covenants that it has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that it will warrant specially the property hereby granted; and that it will execute such further assurances of the said land as may be requisite.

WITNESS the hand and seal of said Grantor.

LENNINGS LANE PARTNERSHIP,  
A MARYLAND GENERAL PARTNERSHIP

BY: JAMES G. SAKELLARIS CONSTRUCTION  
CO., INC., General Partner

By: James G. Sakellaris  
James G. Sakellaris, President

ACQUITTED TRANSFER TAX  
NOT

RECEIVED FOR RECORD

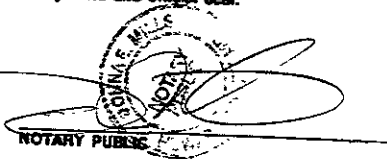
99-110-A 110

County of Townsend, to wit;

I Hereby Certify, That on this 2 day of January, 1997, before me, the subscriber, a Notary Public of the state and county aforesaid, personally appeared James G. Sakellaris who acknowledged himself to be the President of James G. Sakellaris Construction Co., Inc., a corporation, General Partner of LENNINGS LANE PARTNERSHIP, A MARYLAND GENERAL PARTNERSHIP, and that he as such President \*\* being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing in my presence, the name of the corporation by himself as such President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

My Commission Expires: 4-26-97



\*\* and further certifies that this conveyance is not part of a transaction in which there is a sale, lease exchange, or other transfer of all or substantially all the property and assets of the Grantor Corporation.

STATE OF MARYLAND,  
COUNTY OF \_\_\_\_\_, to wit:

I HEREBY CERTIFY, That on this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_ before me the subscriber, a Notary Public of the State aforesaid, personally appeared Joseph M. Mazzlott and Deborah A. Mazzlott known to me (or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

My commission expires:

\_\_\_\_\_(SEAL)  
Notary Public

This is to certify that the within instrument has been prepared by or under the supervision of the undersigned, an Attorney duly admitted to practice before the Court of Appeals of Maryland.

Robert J. Filer  
Attorney

File # C81500

ALLVIEW TITLE GROUP, INC  
8808 CENTRE PARK DRIVE #207  
COLUMBIA, MD. 21045

**To: Patio Enclosures**

**From: Joseph & Deborah Mazziott  
8913 Mayflower Road  
Baltimore, MD 21237**

**Re: Names and addresses of adjoining neighbors**

Richard & Kim Lang  
8911 Mayflower Road  
Baltimore, MD 21237

Hardy & Peggy Crawford  
8915 Mayflower Road  
Baltimore, MD 21237

99-110-A

110

# Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: 8913 MAYFLOWER ROAD

see pages 5 & 6 of the CHECKLIST for additional required information

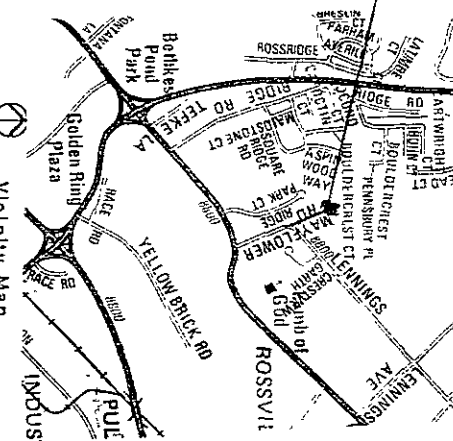
Subdivision name: JENNINGS KNOLL

plat book # 67, folio # 22, lot # 9, section # N/A

OWNER: JOSEPH MAZZIOTT N 40° 41' 00" W 60.00'

Subject Property

*Redeveloped*



## LOCATION INFORMATION

Election District: 14

Councilmanic District: 6

1"=200' scale map#: **ATTACHED NESS**

Zoning: DR 3.5

Lot size: 5717 .013

acreage square feet

SEWER: ☒ public ☐ private  
WATER: ☒ ☐  
Chesapeake Bay Critical Area: ☐ yes ☒ no  
Prior Zoning Hearings: NONE

## Zoning Office USE ONLY

reviewed by: ITEM #: CASE#:

North  
date: 8/25/98  
prepared by: R. L. TICE, AGENT

Scale of Drawing: 1" = 20'

500' ±

JENNINGS LAKE

Not in 100 YR Flood Plain

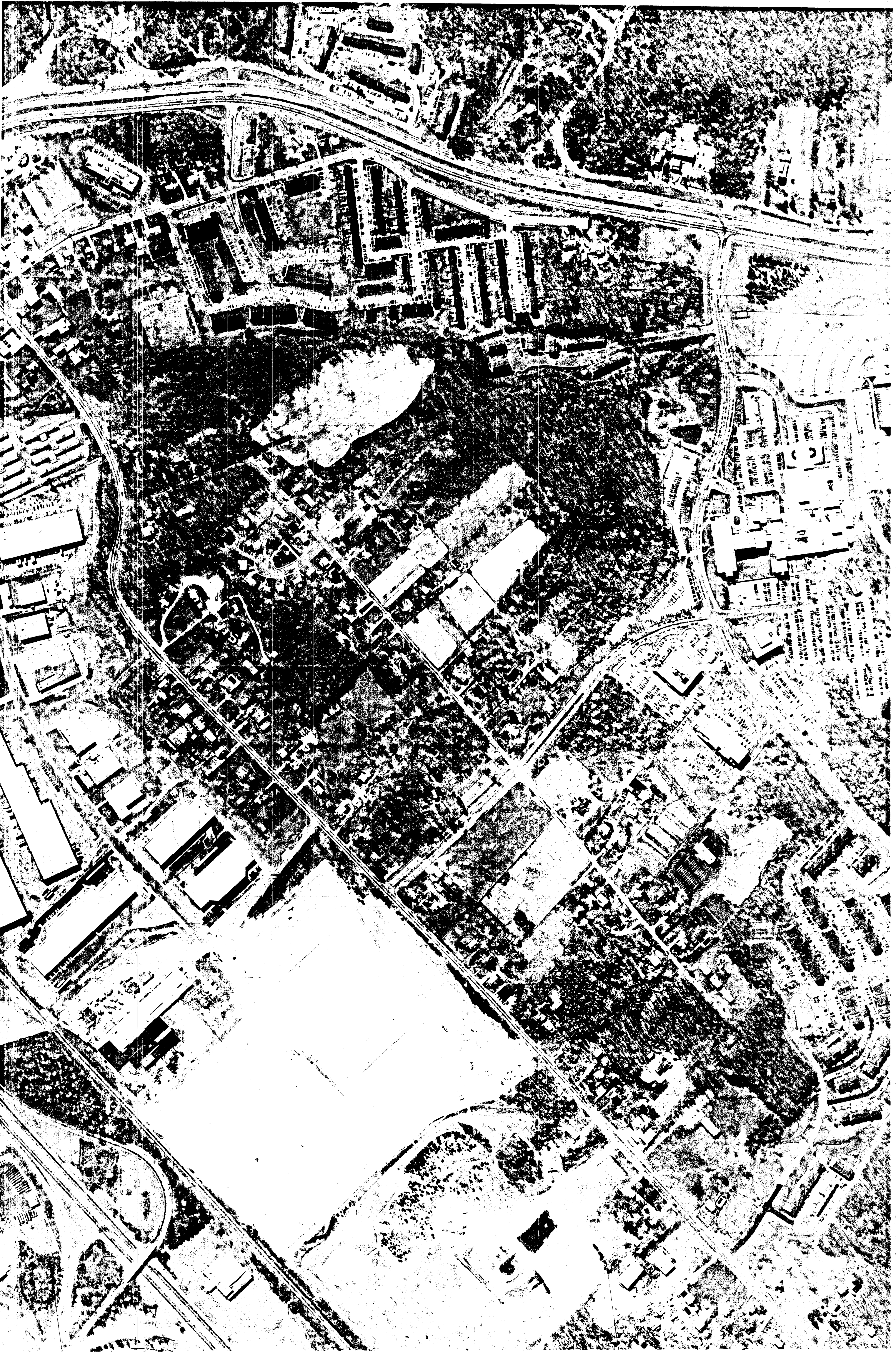
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Mazzotti #110

99-110-A





PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W. V. 25401

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
99-110-A PHOTOGRAPHIC MAP

SCALE 1" = 200'	LOCATION ROSSVILLE	SHEET NE. 5-6
DATE OF PHOTOGRAPHY JANUARY 1986		



